



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

Chloe Eudaly, Commissioner
Rebecca Esau, Interim Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Notice of a Pre-Application Conference

Time and Date: August 15, 2017 at 10:30 am
Location: 1900 SW 4th Avenue, 4th Floor, Room 4a
File Number: EA 17-206215

Proposal and Property Information

Location: NW Kearney & NW 22nd
Proposal: A Pre-Application Conference to discuss development of an 18 unit multidwelling building on a vacant lot. Two parking spaces are provided in ground floor garages.
Land Use Reviews Expected: Type III Historic Resource Review
Site Zoning: RH (High-Density Multi-Dwelling, Chapter 33.120 of the Portland Zoning Code). Northwest Plan District (Chapter 33.562 of the Portland Zoning Code) Alphabet Historic District
Tax Account Number(s): R198600

Contacts

Applicant: Mike Osterman, OSTERMAN DESIGN, (503) 799-2189
Conference Coordinator: Jean Hester 503-823-7783
Neighborhood Association: Northwest District, contact John Bradley at 503-313-7574.
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Business District: Nob Hill, contact Nob Hill at nobhillportland@gmail.com.
Neighborhood within 1,000 feet: Northwest District, contact John Bradley at 503-313-7574.

General Information About Pre-Application Conferences

What is a Pre-Application Conference?

A Pre-Application Conference is a meeting that the Bureau of Development Services has with a person who is interested in doing a development project in the City of Portland. City Bureaus send their representatives to this meeting to give information to the person about what each bureau will require.

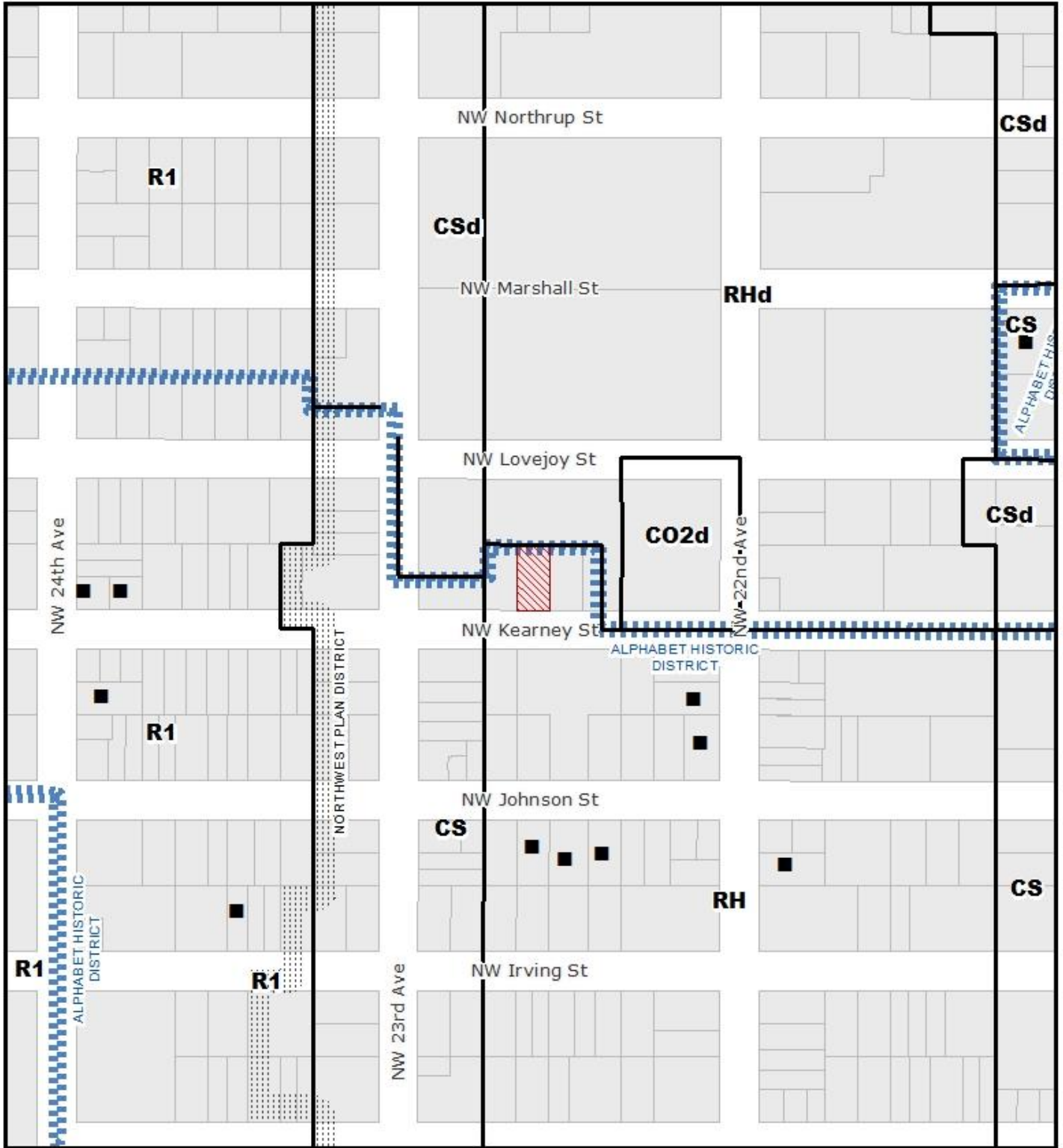
What is the purpose of the Pre-Application Conference?

The purpose of the conference is to provide information to the applicant to help them prepare a complete project proposal. Interested parties may attend, but the purpose is to provide information to the applicant.

When is a Pre-Application Conference required?

A Pre-Application Conference is required prior to submittal of all Type III and Type IV Land Use Reviews.

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).



ZONING

THIS SITE LIES WITHIN THE:
 NORTHWEST PLAN DISTRICT
 ALPHABET HISTORIC DISTRICT

-  Site
-  Historic Landmark

File No.	EA 17-206215 PC
1/4 Section	2927
Scale	1 inch = 200 feet
State ID	1N1E33BC 600
Jul 20, 2017	

LIABILITY AND RESPONSIBILITY:
 OSTERMAN DESIGN INC. is not responsible for the design of any structure, foundation, or other construction unless specifically stated in the contract documents. The design is based on the information provided by the client and is not to be used for any other purpose without the written consent of Osterman Design Inc.

Osterman DESIGN INC.
 10025 S. Shoreline Blvd.
 Oregon City, Oregon 97145
 Office: (503) 631-7725
 Fax: (503) 631-7116

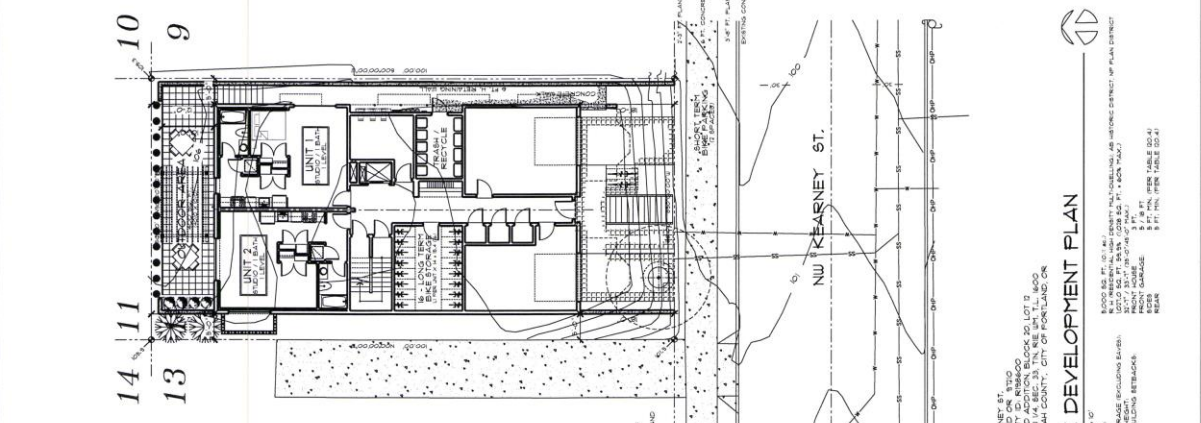
CONTRACTOR:
 EXCEPTIONAL HOMES BY ANDRE, LLC
 ANDRE KOSHIBA
 10025 S. SHORELINE BLVD.
 OREGON CITY, OR 97145

SITE DEVELOPMENT PLAN
 SHEET TITLE

DATE:	PROJECT:
REVISED:	2146
	SHEET:
	G
	1:2

SITE PLAN NOTES:

1. ALL EXISTING GRADING MATERIAL TO BE EXPORTED TO AN APPROVED DISPOSAL LOCATION.
2. ALL FILL AREAS UNDER GARAGE FLOORS, SIDEWALKS, DRIVEWAYS, ETC., TO BE CONSTRUCTED WITH 4" MIN. THICK CONCRETE FINISHING ALL AROUND THE STRUCTURE.
3. THERE SHALL BE A SLIGHT OVER ELEVATION TO PROVIDE CONCRETE FINISHING ALL AROUND THE STRUCTURE.
4. FINISH TO ELEVATION AND CONNECTION TO EXISTING FINISHING AROUND EXCAVATED AREA.
5. PROVIDE CONTACT APPROVED GRANULED GRAVELLED CONNECTION TO EXISTING FINISHING AROUND EXCAVATED AREA.
6. EXCAVATIONS SHALL BE COVERED WITH PLASTIC SHEETING BETWEEN OCTOBER 1 AND APRIL 30.
7. ELEVATION AND CONNECTION TO EXISTING FINISHING AROUND EXCAVATED AREA.
8. BOUNDARY AND TOPOGRAHY INFORMATION HAS BEEN PROVIDED TO THE CLIENT FOR THE EXCAVATION. THE CLIENT SHALL BE RESPONSIBLE FOR THE EXCAVATION AND TO VERIFY ALL SITE CONDITIONS INCLUDING THE PLACED ON SITE.
9. TOPOGRAHY ELEVATIONS WERE COLLECTED FROM ACTUAL SITE SURVEY.
10. ELEVATION TO FINISH FLOOR ELEVATION.
11. PROVIDE A FINISH OF DEEP GRAVEL BASE UNDER ALL DRIVEWAY AREAS.
12. PROVIDE A FINISH GRAVEL BASE UNDER ALL SIDEWALK AND PAVED AREAS.
13. ALL FILL SHALL BE PLACED FROM THE BUILDING TO A CONTIGUOUS CEMENTAL.
14. HORIZONTAL SLOPE OF CURB AND FILL TO BE TWO (2) HORIZONTAL TO ONE (1) VERTICAL FOR BUILDING SIDEWALKS, DRIVEWAYS, AND SIDEWALKS.
15. SIDEWALKS SHALL BE CONSTRUCTED WITH A SLOPE OF 2" PER 10' AWAY FROM STRUCTURE ON ALL SIDES WITH A SLOPE OF 2" PER 10' AWAY FROM



LEGAL:
 NW KEARNEY ST.
 PORTLAND, OR 97209
 KING AND ADDISON BLOCK 20 LOT 12
 PLANNING DISTRICT 12
 MULTNOMAH COUNTY, CITY OF PORTLAND, OR

SCALE: 1" = 10'

LEGEND:
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